

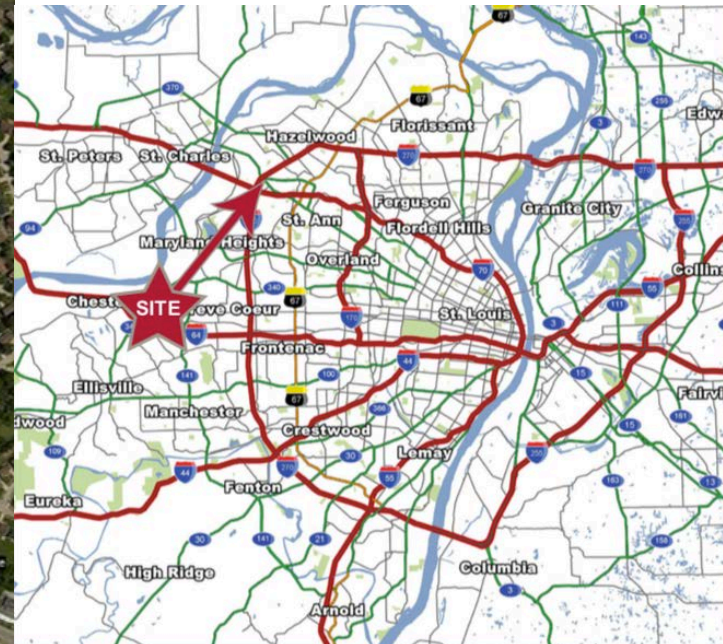
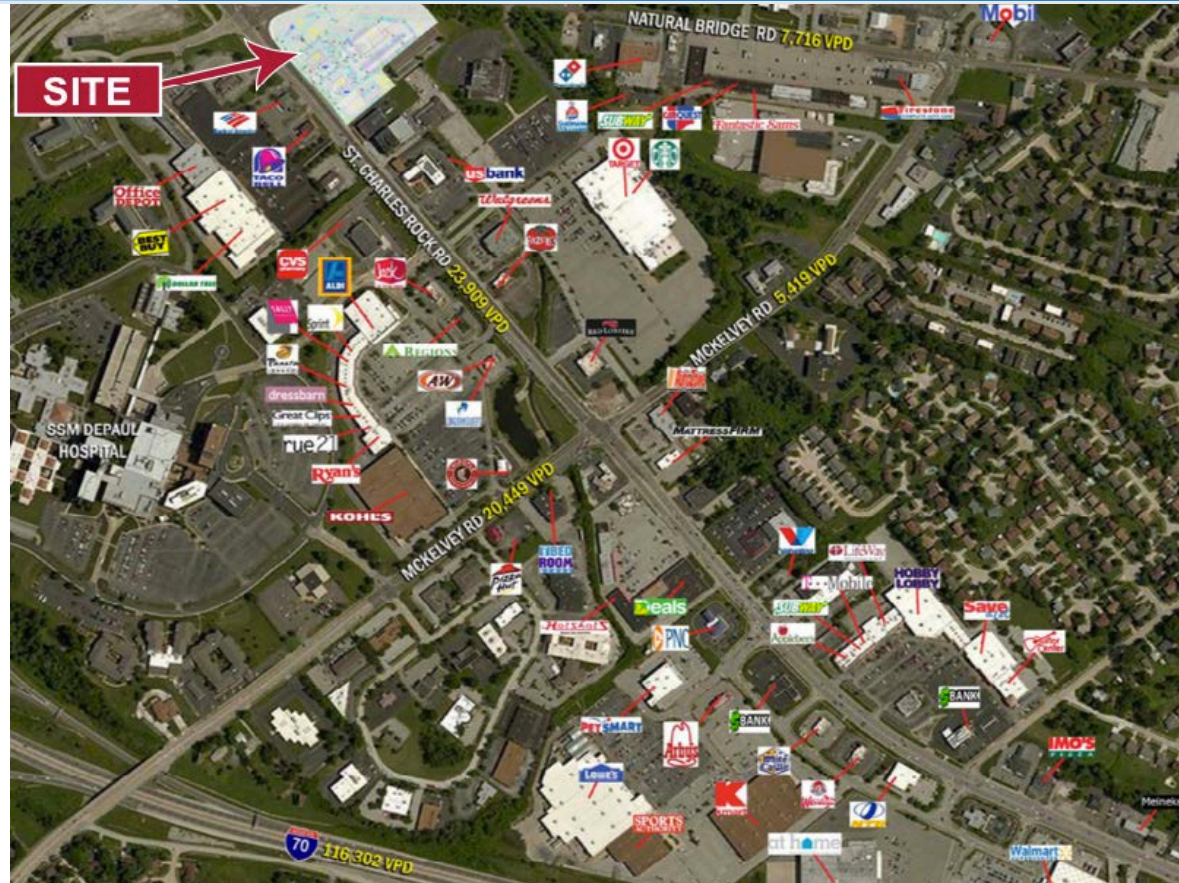
FOR SALE, LEASE, OR BUILD-TO-SUIT

12433 St. Charles Rock Road
Bridgeton, MO 63044



BALDRIDGE PROPERTIES

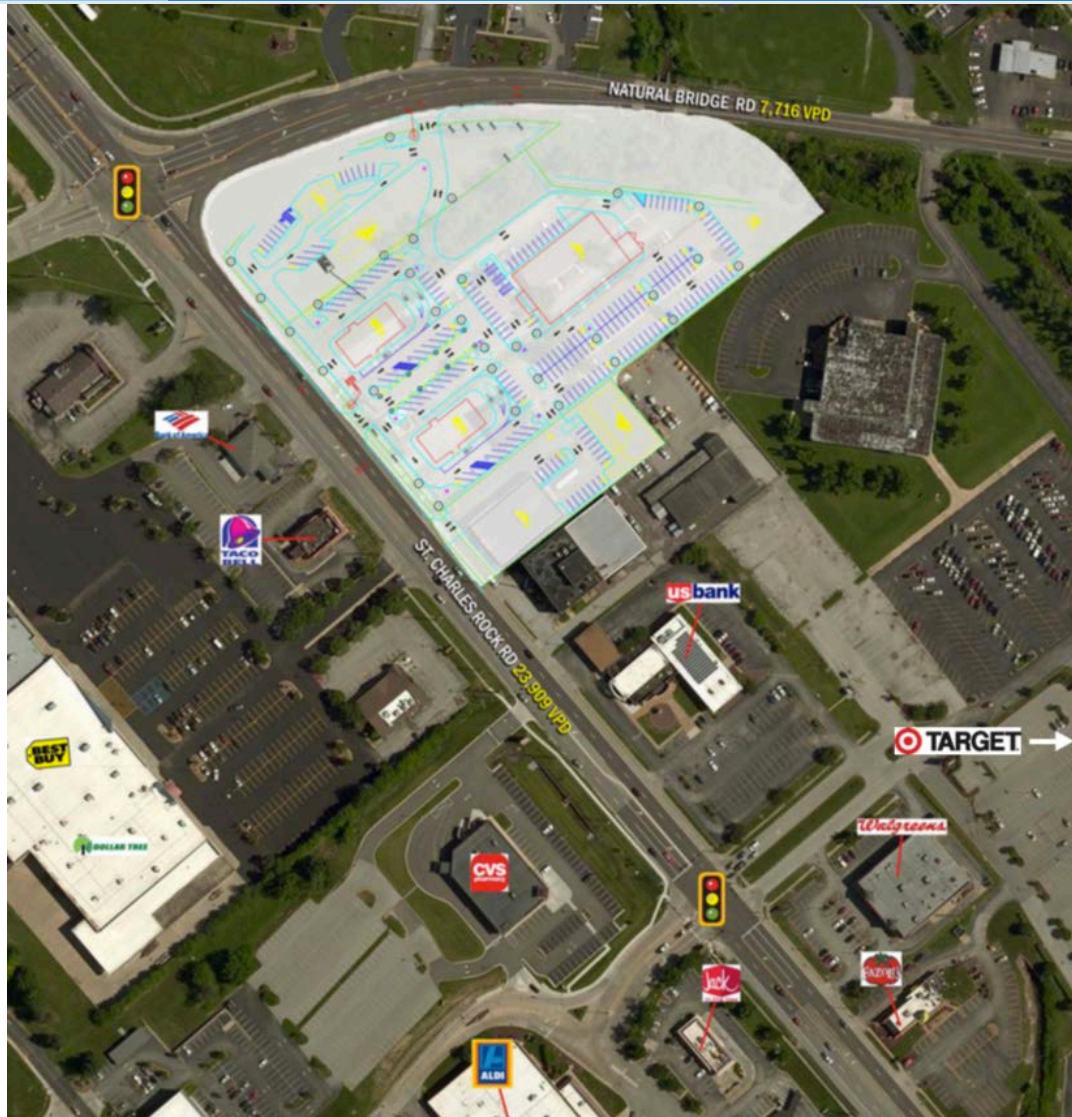
Baldrige Properties, LLC
7935 Airport-Pulling Rd N, #4-379
Naples, FL 34109
(239) 317-9300
www.baldridgeproperties.com





BALDRIDGE
PROPERTIES

12433 St. Charles Rock Road
Bridgeton, MO 63044



- Acreage/Pad available: .5 – 5 Acres
- Located at the intersection of St. Charles Rock Rd, Natural Bridge Rd & I-270
- Excellent Visibility
- Easy access from St. Charles Rock Road & Natural Bridge
- Ample Parking
- New Development

- Area retailers include:
 - Best Buy, At Home, Target, Kohl's Hobby Lobby, WalMart

- TRAFFIC COUNTS:
 - St. Charles Rock Road – 23,909 VPD
 - Natural Bridge Road – 7,716 VPD

FOR SALE, LEASE, OR BUILD-TO-SUIT

12433 St. Charles Rock Road
Bridgeton, MO 63044

- Kenneth Baldrige, ken@baldrigeproperties.com
- Ryan Baldrige, ryanbaldrige@me.com
- info@baldrigeproperties.com



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2016 Demographics	1-Mile	3-Miles	5-Miles
Population	3,957	36,355	139,470
Average Income	\$54,805	\$63,074	\$60,748
Employees	12,487	52,777	138,738

- Although obtained from sources that Baldrige Properties LLC deems reliable, the information contained is not warranted and is subject to change without notice. Owner and Baldrige Properties LLC do not make any representations as to the environmental condition of the property and recommend tenant's independent investigation.